



239 Desborough Avenue, High Wycombe, Buckinghamshire, HP11 2TW

Asking price £750,000 *Freehold*

Offering this rarely available, four-bedroom, detached family home with a separate annexe located to the west side of High Wycombe town centre.

- Rarely Available Extended Four Bedroom Home with Annexe
- Four Double Bedrooms
- Spacious Living Accommodation
- Large Driveway for Multiple Cars
- Additional Loft Room
- Lengthy Enclosed Garden
- Desirable Town Location
- Walking Distance to the Town Centre
- EPC: D



Offering this rarely available, four-bedroom, detached family home with a separate annexe located to the west side of High Wycombe town centre.

This property comprises; an entrance hallway, a large living room, a modern kitchen with ample room for white goods, an extended dining room/study located to the rear of the property, two spacious double bedrooms with built-in storage, two further double bedrooms with built-in storage, modern family bathroom and modern shower room.

The property further benefits from a long, enclosed garden with doors leading out to patio space offering a good sun trap and a big driveway which offers parking for multiple cars. The property also benefits from a separate, self-contained annexe with a kitchenette and shower room offering great space for extended families.

This is a well-presented family home in a good location within High Wycombe and boasts spacious living accommodations throughout and is within catchment for multiple primary and secondary schools including grammar schools. The location of the property is within walking distance of High Wycombe town centre which offers an array of shops, bars and restaurants within the Eden Centre shopping precinct and further benefits

from being within a short drive to High Wycombe train station which offers easy routes into London via the main train line. An internal inspection is highly recommended to fully appreciate.

Directions

Head out of High Wycombe town centre in a westerly direction along the West Wycombe Road and take the left-hand turning onto Desborough Avenue, head straight over the first and second roundabout and continue up Desborough Avenue and the property will be located to your left. You will have reached your destination.

Freehold Notes

Estimated rental figure: £1700-1800
Council Tax band E. EPC band D.

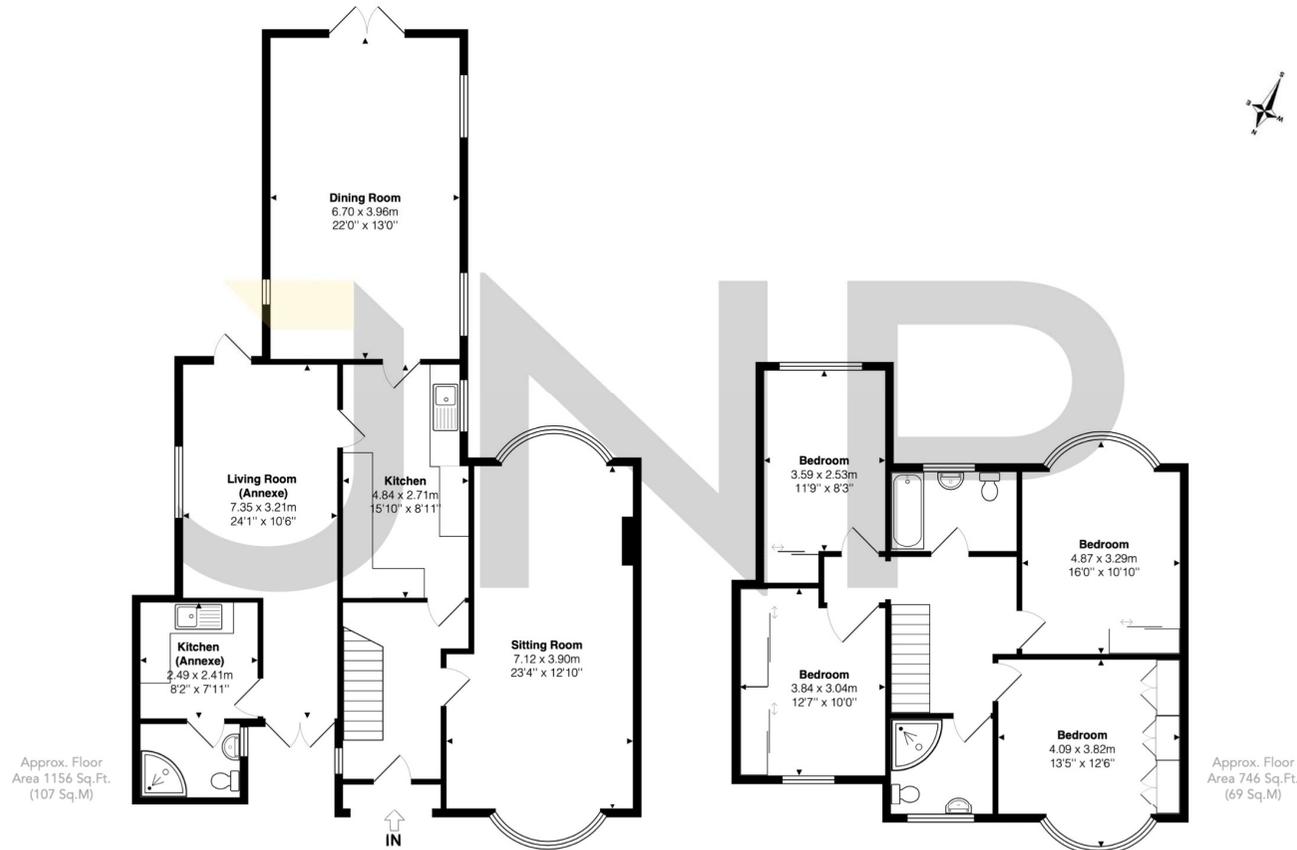
Agents Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of JNP Estate Agents Ltd.

AML Disclaimer

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.





Approx. Floor Area 1156 Sq.Ft. (107 Sq.M)

Approx. Floor Area 746 Sq.Ft. (69 Sq.M)

The approximate total area for the elements of the property represented on the floorplan is 177 SqM (1901 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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